
HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

Landmark/District:	Takoma Park Historic District	<input type="checkbox"/> Agenda
Address:	405 Aspen Street, NW	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	June 28, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-361	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Cynthia Sands, with plans prepared by architect Irving Henderson, seeks concept review for a two-story rear addition on a house in the Takoma Park Historic District.

Property Description and Context

405 Aspen Street, NW is located mid-block between 5th Street and 4th Street, NW. The building is one of a row of six free-standing houses designed by Doran S. Platt and built in 1916.

Designed in the bungalow style, the building is clad in wood shingles and features a deep front porch with a steeply pitched roof supported by paired square columns. The rear façade is also clad in wood shingles and features six-over-one double-hung windows and a small one-story first floor rear extension. The rear of the building can be seen from 4th Street, NW.

Proposal

The plans call for the removal of the existing (but not original) one-story extension and the construction of a two-story rear addition. The addition would extend 12' 0" and would not extend the full width of the building. The exterior would be clad in Hardi-plank siding and have regularly-spaced six-over-one double-hung windows on the rear elevation. The side east and west elevations would have six-over-one double-hung windows and door leading to a first floor side porch. The addition would be seen from the 4th Street, NW.



Evaluation

The proposed addition is compatible in size, height, placement, materials and fenestration. The roof pitch of the proposed addition would continue the sloped pitch of the existing roof, creating a subordinate relationship to the historic house. By not extending the full width of the building, the original volume of the house will remain discernable. Siding is a cladding type typically found on buildings of this style and age and will complement the existing wood shingles while also causing the new rear wing to clearly read as a modern addition. The proposed fenestration pattern, opening sizes, and six-over-one double-hung window configuration is compatible with the building's fenestration. The proposed two-story addition will be seen from 4th Street within the context of other rear extensions at neighboring properties and will have little to no impact on the street-scape.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the historic district and to delegate further review to staff.

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